043.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	767,500 / 767,500
					USE VALUE:	767,500 / 767,500
					ASSESSED:	767,500 / 767,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		PHILIPS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOHERTY WILLIAM & PATRICIA
Owner 2:	
Owner 3:	
Street 1:	36 PHILIPS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,206 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Vinyl Exterior and 2373 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3206.000	354,600		412,900	767,500
Total Card	0.074	354,600		412,900	767,500
Total Parcel	0.074	354,600		412,900	767,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.43 | /Parcel: 323.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 30059

GIS Ref

GIS Ref

Insp Date 11/30/18

!3637!

PREVIOUS ASSESSMENT

Parcel ID 043.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	354,700	0	3,206.	412,900	767,600	767,600	Year End Roll	12/18/2019
2019	101	FV	272,000	0	3,206.	438,800	710,800	710,800	Year End Roll	1/3/2019
2018	101	FV	272,000	0	3,206.	320,000	592,000	592,000	Year End Roll	12/20/2017
2017	101	FV	272,000	0	3,206.	278,700	550,700	550,700	Year End Roll	1/3/2017
2016	101	FV	272,000	0	3,206.	237,400	509,400	509,400	Year End	1/4/2016
2015	101	FV	257,100	0	3,206.	232,300	489,400	489,400	Year End Roll	12/11/2014
2014	101	FV	257,100	0	3,206.	191,000	448,100	448,100	Year End Roll	12/16/2013
2013	101	FV	257,100	0	3,206.	181,700	438,800	438,800		12/13/2012

PRINT

Date	Time
12/10/20	18:50:16

LAST REV

Date	Time
04/09/19	14:37:15

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3637

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21299-594		7/1/1991		174,000	No	No		Y

USER DEFINED

Prior Id # 1:	30059
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2016	626	Re-Roof	7,000					reroof
3/4/2016	234	Redo Bat	12,000					redo bath
10/10/2014	1363	Manual	3,200					Replace front stai
4/11/2001	293	Redo Kit	20,000	O				KITCHEN REMODEL/AD

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	CC	Chris C
1/17/2009	Meas/Inspect	345	PATRIOT
5/2/2002	Permit Visit	PM	Peter M
3/1/2000	Meas/Inspect	268	PATRIOT
8/19/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3206		Sq. Ft.	Site		0	80.	1.61	1									412,943						412,900	

Total AC/HA: 0.07360 | Total SF/SM: 3206 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 412,943 | Spl Credit | Total: 412,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25337887
Const Adj.:	0.99186128
Adj $ / SQ:	161.613
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435650
Depreciation:	81031
Depreciated Total:	354619

COMMENTS

646-7433 SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

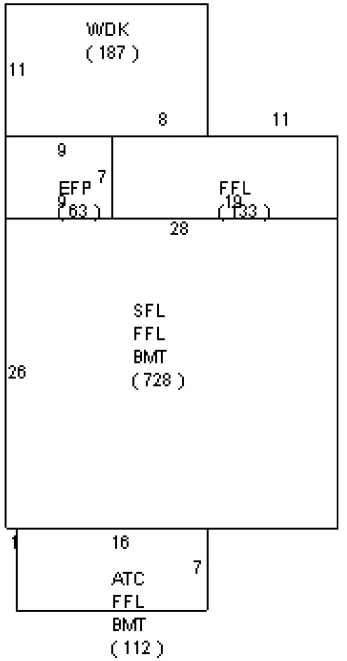
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.61
Special Features:	0	Val/Su Net:	125.30
Final Total:	354600	Val/Su SzAd	203.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	973	161.610	157,250
BMT	Basement	840	73.700	61,904
SFL	Second Floor	728	161.610	117,654
WDK	Deck	187	11.260	2,105
EFP	Enclos Porch	63	69.870	4,402
ATC	Attic	39	161.610	6,335

Net Sketched Area:	2,830			Total:	349,650
Size Ad	1740.2	Gross Are	2903	FinArea	2373

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	GD	1996	0.00	T	13.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	